

Raleigh Housing Authority

Agency Plan

4/1/09 – 3/31/10

Purpose of the Agency Plan

- The purpose of this plan is to inform HUD and the public on the general policies and procedures of the Raleigh Housing Authority (RHA).
- This document is a broad policy document and does not include the detail on program operations like the Voucher Administrative Plan and Public Housing Admissions and Occupancy Policy provide.

Overview of the Contents of the Plan

- The first information addresses the public housing program and the second part covers the voucher program.
- This is a template with check boxes that allows limited narrative responses that is provided by the U. S. Department of Housing and Urban Development (HUD).
- The plan is due to HUD on January 16, 2009.

Public Housing Waiting List

- The total number of applicants is 1086
- Ninety-nine (99%) per cent of applicants have incomes below 30% Area Median Income.
- Eighty-six per cent (86%) of applicants are African-American.
- Seventy-three per cent (73%) have children.

Public Housing Waiting List

- Presently there are no applicants with incomes above 50% of Area Median Income.
- Twenty-two per cent (22%) of applicants are disabled.
- The highest demand is for one bedroom units (51%) and the second most demand is for two bedroom units (36%).
- The average wait is less than one year.

Voucher Waiting List

- Currently there are 6241 applicants on the waiting list for a voucher.
- Many applicants are on both waiting lists and therefore are counted twice.
- Ninety-nine per cent (99%) of applicants have incomes below 30% Area Median Income.
- The average wait is four to five years.

Voucher Waiting List

- Eighty-seven per cent (87%) of applicants are African-American.
- Sixty-five per cent (65%) of applicants are families with children.
- Twenty-three per cent (23%) of applicants are disabled.
- There are no applicants with incomes above 50% Area Median Income.

Public Housing General Information

- RHA's public housing units are 99% occupied. The HUD standard is 97% occupancy.
- RHA scored 98% on the most recent HUD assessment, which includes actual unit inspections conducted by HUD contractors. This rates RHA nationally as a top performer.
- Tenant-generated work orders are turned within three work days, compared to the HUD standard of 10 days.
- One hundred per cent of the emergency work orders are completed in less than 24 hours.

Public Housing Information

Continued

- Vacated units are returned to occupancy in less than 10 days
- RHA has completed two HOPE VI redevelopments in record setting time and holds the national record for the fastest, on budget completion of two HOPE VI grants.
- RHA's most recent HOPE VI application to redevelop Walnut Terrace was not funded – RHA lost out in a three-way tie breaker.

Changes proposed in this plan Relating to Public Housing

- RHA is increasing the time for looking at criminal backgrounds. Violent or drug-related misdemeanors within the last five years and felonies within the last seven years will be considered. The goal is to provide healthy communities for low income families.
- RHA is also adding “a pattern of repeated criminal offenses within three years” to address suitability for occupancy.

Additional Changes proposed for Public Housing

- In support of the Ten Year Plan to End Homelessness, RHA will offer up to 10 placements per year in public housing for successful graduates of the Wake Interfaith Hospitality Network, Inc. program.
- RHA already has a similar partnership with Step-Up Ministries to assist formerly homeless families.

Public Housing HOPE VI

- RHA has applied 3 times for a HOPE VI grant to redevelop Walnut Terrace.
- RHA was not awarded this grant on its last application and lost out in a three-way tie breaker. One more point would have resulted in the grant award.
- RHA plans to apply again if the funds are made available and the application requirements do not change significantly.

Public Housing HOPE VI

- There is no guarantee the funding will be made available.
- Under the current rules, Walnut Terrace is still the property and location that would benefit most from a HOPE VI redevelopment, due in large part to its age.
- RHA will make sure the community is aware of the application and its contents.

Income Targeting

- HUD requires that 40% of all new admissions to public housing have incomes at or below 30% Area Median Income (AMI).
- HUD requires that 75% of all new participants in the voucher program have incomes at or below 30% AMI.
- Ninety-nine (99%) of the families taken off the waiting lists for public housing and the voucher program have incomes below 30% AMI. This far exceeds HUD requirements for both programs.

Voucher Program General Information

- RHA has 3541 baseline vouchers
- RHA's vouchers are 98% utilized.
- RHA scored 98% on its latest Section Eight Management Assessment.
- RHA has issued vouchers throughout 2008 and has reduced the number of applicants on the waiting list as a result.

Voucher Program Changes

- The screening criteria was clarified to state that misdemeanor drug-related or violent criminal acts within five years and felonious drug-related or violent criminal acts within seven years are grounds for denial of assistance.
- RHA removed the preference for a family with legal custody of minor children who pay more than 35% of income for rent because RHA does not verify income prior to adding an applicant to the waiting list or the amount of rent the applicant pays.

Voucher Program Changes

- This policy revision is to be effective 1/1/09.
- Program participants will continue to report all changes in household composition. However, increases in income will only need to be reported at the annual recertification. If there is a loss of income it is the responsibility of the participant to report it so their rent share can be adjusted downward. Income decreases will continue to be processed as they occur.

Voucher Program Changes

- RHA will adopt a preference for local applicants. Applicants that live or work in Wake County will be offered housing before persons who live elsewhere in the state or country. Many housing authorities have closed their voucher waiting lists. As a result, RHA gets applicants from all over the country. This preference will enable RHA to serve local residents before families living elsewhere in the country.

Opportunities to Review and Comment on the Plan.

- RHA met with the Resident Advisory Board (RAB) to go over this plan on September 26, 2008.
- Both public housing residents and voucher holders were represented on the RAB.
- The RAB comments have been included in the agency plan.
- Copies of the plan have been given to each resident leader and posted at each public housing community.

Opportunities to Review and Comment on the Plan.

- The staff presented the highlights of the plan at the community-wide resident meeting on October 14, 2008.
- E-mail notification of the public meeting on the Agency Plan, Admissions and Occupancy Policy and Voucher Administrative Plan was sent out on October 24, 2008. This notice was sent to all city council members, NC Justice Center, Wake County staff, City of Raleigh staff, Legal Aid, and other community members.

Opportunities to Review and Comment on the Plan

- The availability of the Agency Plan for review and comment as well as the date of the public meeting was advertised in the News and Observer on October 16th and 18th.
- Copies of all of the plans have been available for review since October 24, 2008. The agency plan has been available since October 9th. All plans are posted on RHA's web page at rhaonline.com.
- The public meeting was held on November 5, 2008 at 5:30 PM.
- In order to be considered, comments are due on or before November 25, 2008.



